

## **Minutes of the Land Use, Parks and Environment Committee - September 9, 2003**

The meeting was called to order at 8:37 a.m. by Chair Kolb.

**Present:** Chair Walter Kolb, County Board Supervisors James Jeskewitz, Scott Klein, William Mitchell, Daniel Pavelko, Vera Stroud; **Absent:** Pauline Jaske (Committee approval given to attend the SE Area Land & Water Conservation Tour in Elkhorn, Wisconsin)

**Staff Present:** Legislative Policy Advisor Mark Mader, Legis. Associate Sandra Meisenheimer

**Also Present:** Parks and Land Use Director Dale Shaver, Planning & Zoning Mgr. Dick Mace, Enterprise Operations Mgr. Peter Pulos, Parks System Mgr. Jim Kavemeier, Budget Mgr. Keith Swartz, Information Systems Manager Mike Biagioli, Register of Deeds (ROD) Mike Hasslinger, Deputy ROD Chris Crouch, Real Property Tax Lister Mary Gormanson, County Board Supervisor Joe Griffin

### **Approve Minutes of April 24 (Joint Meeting) and August 19, 2003**

**Motion:** Klein moved, second by Jeskewitz, to approve the minutes of 4/24/03 subject to corrections by the recorder of the minutes (Kathy Brady). **Motion carried 6 – 0.**

**Motion:** Jeskewitz moved, second by Pavelko, to approve the minutes of 8/19/03. Mitchell pointed out that he voted against deleting Condition #2 on Page 2 so the motion was changed to 5 – 1; Mitchell voting no. **Motion carried as amended 6 – 0.**

### **Read Correspondence**

Letter from Richard Steffes of State of Wisconsin DNR to Chairman Dwyer apprising of the proposed state purchase of 22 acres of land for the Big Muskego Lake Wildlife Area in the City of Muskego.

### **Executive Committee Report**

Kolb reviewed items that were discussed and/or considered at the last meeting on 9/8/03.

### **Consider Proposed Ordinance: 158-O-014 Amend Provisions of the Waukesha County Shoreland and Floodland Subdivision Control Ordinance**

**Motion:** Jeskewitz moved, second by Klein, to take Proposed Ordinance 158-O-014 off the table.

**Motion carried 6 – 0.** Mace was present to explain the provisions of the ordinance which would amend Section 2.4 (B), (C) and (F) from three (3) years to eighteen (18) months.

Mader explained that after Corporation Counsel Farley reviewed the ordinance, he indicated the ordinance should remain the same and not to change the word “acquisition”. The document that was sent to the committee should be disregarded.

**Motion:** Klein moved, second by Stroud, to approve Proposed Ordinance 158-O-014. **Motion carried 6 – 0.**

### **Consider Proposed Ordinance: 158-O-059 Forgive Future Interest Expense on Debt Repayment for Ice Arena Loan Requirements**

Pulos explained the ordinance, which would forgive the interest charged to the Ice Arenas (but not the principal repayments) for the remaining terms of the loans. In 2004, a total of \$38,765 of interest payments is scheduled. Over the remaining life of both loans, a total of \$274,228 in interest

would be forgiven. This would not affect the principal repayments totaling \$1,891,924 over the remaining duration of the loans (10 years for Eble and 17 years for Naga-Waukee).

Pulos stated in recent years with double-digit increases in health insurance costs and 20-40% increases in utility costs over the last several years, the county is being placed at a significant financial disadvantage with the contracted user ice fees. Pulos stated they are proposing to continue to repay the amortization debt service schedule for the principal portion but would like any future interest payments waived on the two existing loans for the two ice arenas. He distributed "Ice Arenas' Debt Service Interest Summary" and explained the following areas: loan pay-back schedule—2004 total interest \$38,765; interest paid to date since inception; proposal to payback remaining principal portion only per approved amortization schedules; and expense controls and revenue enhancements. A long committee discussion continued. Kolb's amendment to the ordinance was distributed and discussed.

Kavemeier commented that at the time there was resistance on the part of the county to develop an ice arena but the Waukesha Youth Ice Hockey was very much in favor. There was reluctance on the part of the county because of the high cost of operations and capital to build the facilities. There was a study of surrounding ice arenas, which basically indicated that the majority of ice arenas in the state and outside of the state, i.e., Minnesota, required some type of support whether it is through tax levy or through school taxes in order to be profitable. Regarding the Eble Ice Arena, Waukesha Youth Ice Hockey did fund-raising for one-third of the capital cost and the county provided two-thirds.

**Motion:** Klein moved, second by Jeskewitz, to approve Proposed Ordinance 158-O-059. Mitchell stated he doesn't mind suspending the interest payments now, but he doesn't think it should be eliminated completely because it sends a bad message for what we try to do in the future. Klein said he disagrees because if he had evaluated this issue in the beginning, he would have asked why we were charging ourselves interest.

**Motion:** Mitchell moved, second by Pavelko, to amend Proposed Ordinance 158-O-059 as follows: in line 17 delete "waived" and add "delayed". Mader was directed to prepare further revisions in accordance with the committee's amendment. **Motion carried 5 – 1; Klein voting no. On the motion, motion carried 5 – 1 as amended; Klein voting no.**

#### **Consider Proposed Ordinance: 158-O-052 Belchfire Property Acquisition**

**Motion:** Jeskewitz moved, second by Pavelko, to take Proposed Ordinance 158-O-052 off the table.

**Motion carried 6 – 0.** Kavemeier explained the ordinance, which authorizes the acquisition of about nine acres of land in the Village of Lannon for a total cost not to exceed \$95,231. Approval of this ordinance and the subsequent purchase would require additional appropriation for commitments to be made on other land acquisitions.

Kavemeier stated that lines 8 and 9 should be omitted in the ordinance because the property is not part of the Park and Open Space Plan. Kavemeier proceeded with a power point of the property acquisition. The property is adjacent to Menomonee Park and the Bugline Trail, protects the primary environmental corridor, does not implement the Waukesha County Park and Open Space Plan and is not consistent with the Recommended Land Use Plan for Waukesha County. Discussion by the committee continued. Klein pointed out that the Park and Open Space Plan is referred to in lines 4 and 5 and 12 and 13. Mitchell suggested that the Village of Lannon be

informed of the acquisition because it does impact them from a tax role standpoint. Mitchell asked if this parcel is not in the Park and Open Space Plan, is there another parcel of land that is more important?. Kavemeier said this parcel is not a high priority.

**Motion:** Pavelko moved, second by Klein, to amend Proposed Ordinance 158-O-052 by deleting lines 4, 5, 6, 8, 9; and in lines 12 and 13, after the word “lands” delete -- “consistent with the Waukesha County Board adopted Park and Open Space Plan for Waukesha County”. **Motion carried 6 – 0.**

**Motion:** Pavelko moved, second by Jeskewitz, to approve Proposed Ordinance 158-O-052 as amended. **Motion defeated 2 – 4; Jeskewitz, Kolb, Mitchell and Pavelko voting no.**

**Review Capital Projects in the Proposed 2004-2008 Plan for which the Committee Has Budget and Policy Oversight**

Biagioli, Hasslinger, Crouch and Gormanson were present to discuss project **#44 – Tax Records Replacement (200205)**. Biagioli stated the present system is very old but was redeveloped and is compliant. However, it no longer can support the operating system. The vendor selected is EZ Access from Texas. The contract is in the process of being finalized for the purchase of the software package for the Register of Deeds and Treasurer’s offices. The committee was in agreement with the project.

**#39 – Moor Downs Golf Course Clubhouse Restoration (200401)** – Shaver began with some history and the long range plans for this project. Kavemeier distributed and explained a letter from Fisher-Fisher-Theis, Inc. regarding the preliminary planning report to restore Moor Downs Clubhouse. He stated to boil it down the roof structure and electric wiring need to be addressed as well as the rotting wood in some of the support beams. Consensus by the committee was to restore the clubhouse to just what needs to be done and plan to move the location sometime in the future.

**#40 – Pavement Management Plan Implementation (9703)** – Shaver stated that the facility scheduled for road parking lot reconstruction in 2004 and 2005 is at Mukwonago Park. The committee was in agreement.

**#41 – Bikeway Pavement Improvements (200014)**– Shaver indicated this project remains on hold until necessary funds are acquired. The committee was in agreement.

**#42 – Lake Country Trail Phase 3 (200324)** – Kavemeier said the proposed Phase III would complete the Lake Country Recreational Trail by extending the trail from CTH “P” in the Town of Summit to Roosevelt Park in the City of Oconomowoc. Design/engineering is scheduled for 2005 with construction in 2006. The committee was in agreement.

**Motion to adjourn:** Jeskewitz moved, second by Pavelko, to adjourn the meeting at 12:10 p.m. Motion carried 6 – 0.

Respectfully submitted,

Pauline T. Jaske  
Secretary

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